

MINUTES
BEDFORD TOWNSHIP PLANNING COMMISSION
8100 JACKMAN ROAD, TEMPERANCE, MICHIGAN
APRIL 24, 2019

PRESENT:

MATTHEW ANGERER, CHAIR
DENNIS JENKINS, VICE-CHAIR
NANCY TIENVIERI, TOWNSHIP BOARD LIAISON
DAN STEFFEN, SECRETARY
TOM ZDYBEK
RON FRITZ
JOE GARVERICK

EXCUSED:

NONE

ABSENT:

NONE

ALSO PRESENT:

MARTY KAMPRATH, LENNARD, GRAHAM & GOLDSMITH, LEGAL COUNSEL
KAREN KINCAID, PLANNING AND ZONING ADMINISTRATOR
JODIE L. RECTOR, PLANNING AND ZONING, ASSISTANT, RECORDING SECRETARY

Angerer called the Bedford Township Planning Commission meeting to order at 7:00 p.m. The Pledge of Allegiance was said. Steffen called the roll. Quorum present.

APPROVAL OF THE AGENDA

Motion by Jenkins, supported by Zdybek, to approve the agenda. Motion carried.

APPROVAL OF THE MINUTES OF APRIL 10, 2019

Motion by Steffen, supported by Tienvieri, to approve the minutes of April 10, 2019. Motion carried.

PUBLIC COMMENT (LIMIT 3 MINUTES)

None

NEW BUSINESS

- A) REQUEST FOR A RECOMMENDATION FOR FINAL PRELIMINARY PLAT APPROVAL FOR WATERFORD PLAT III ON A PORTION OF PARCEL NUMBER 5802-020-147-30, 2798 W. DEAN ROAD BETWEEN SECOR AND DOUGLAS ROADS

Kincaid reviewed the request stating this is for Final Preliminary Plat Approval consisting of nine additional lots with eight additional homes for Waterford Plat III, a single-family residential development in an RT-Two Family Residential zoning district. Plat III will complete the proposed

Waterford subdivision development with a cul-de-sac design. The subject parcel intended to accommodate Plat III consists of approximately 5.149 +/- acres and has frontage on Dean Road, and contains an existing home. Tentative Preliminary Plat Approval was granted by the Township Board on 7/17/2018. Kincaid noted while the property is RT-Two Family Residential zoned, Single Family Residential development is permitted by ordinance. When one-family detached dwellings are erected within an RT-Two Family Residential zoning district, the standard of the Schedule of Regulations applicable to the R-3 One-Family Zoning District shall apply as minimum standards.

Kincaid stated the MCRC has approved the Final Preliminary Plat (4/17/2019), the MCDC has approved the Final Preliminary Plat (3/14/2019), MSG has approved the Final Preliminary Plat (4/17/2019), MDEQ conducted a Level 3 Wetland Identification Review of approximately eight acres of the property, determining approximately 1.85 acres of wetlands are regulated by the MDEQ and the Bedford Fire Department has approved the Final Preliminary Plat (3/12/2019). The following should be considered if Final Preliminary Plat approval is recommended: any and all issues outlined in the MCRC, MCDC, The Mannik & Smith Group, and the Bedford Township Fire Department letters shall be addressed prior to Final Plat approval, and the 20' wide construction drive off Dean Road shall be utilized for all construction traffic and shall not be removed until after all final construction has been completed. Kincaid added that the deed restrictions need to be submitted and approved by the township attorney before Final Plat Approval.

Bill Decker Jr. 2798 Dean Road-Mr. Decker was available to answer any questions.

Tienvieri was glad to see the project finally being completed. Mr. Decker stated it has been 23 years. Angerer supported the layout.

There was no further discussion.

MOTION BY STEFFEN, SUPPORTED BY JENKINS, TO RECOMMEND APPROVAL OF THE FINAL PRELIMINARY PLAT FOR WATERFORD PLAT III ON A PORTION OF PARCEL NUMBER 5802-020-147-30, 2798 W. DEAN ROAD BETWEEN SECOR AND DOUGLAS ROADS, CONDITIONED UPON 1) ANY AND ALL ISSUES OUTLINED IN THE MCRC, MCDC, THE MANNIK & SMITH GROUP, AND THE BEDFORD TOWNSHIP FIRE DEPARTMENT LETTERS, WHICH SHALL BE ADDRESSED PRIOR TO FINAL PLAT APPROVAL, 2) THE 20' WIDE CONSTRUCTION DRIVE OFF DEAN ROAD SHALL BE UTILIZED FOR ALL CONSTRUCTION TRAFFIC AND SHALL NOT BE REMOVED UNTIL AFTER ALL FINAL CONSTRUCTION HAS BEEN COMPLETED, 3) THE LEVEL 3 WETLAND IDENTIFICATION REVIEW OF APPROXIMATELY EIGHT ACRES OF THE PROPERTY, DETERMINING APPROXIMATELY 1.85 ACRES OF WETLANDS ARE REGULATED BY THE MDEQ, AND 4) DEED RESTRICTIONS FOR WATERFORD PLAT III BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWNSHIP ATTORNEY.

**Roll call as follows: Voting Aye: Steffen, Jenkins, Garverick, Fritz, Tienvieri, Zdybek and Angerer
Nay: None**

Excused: None
Absent: None
Motion carried.

B) REQUEST FOR A SIGN WAIVER FOR FIRECREEK PLAZA, LLC ON PARCEL NUMBER 5802-034-003-60, 7327 LEWIS AVENUE, TEMPERANCE, MI 48182

Kincaid reviewed the analysis, saying the applicant is seeking to replace the existing monument sign located at Fire Creek Plaza, 7327 Lewis Avenue, Temperance MI. Per Section 400.1922.7 multiple unit buildings, one monument sign of up to 50 square feet in area and seven feet in height is permitted. Also, the freestanding sign shall identify the name of the plaza, mall, development, and/or building and the address of the lot or parcel with not more than 75% of the sign used to identify the names of the individual occupants of the units contained in the multiple unit building.

Kincaid stated the applicant has submitted two different renderings, as it has been indicated of a possibility to include an LED message board: Option 1) to install a 73.5 square foot monument sign with an overall height of 11-feet to include the property address, name of the plaza and each individual occupant. While the proposed signage includes the required identification by ordinance, a 4-foot height waiver and a 23.5 square foot area waiver is required, and Option 2) to install a 73.5 square foot monument sign with an overall height of 11-feet to include the property address, name of the plaza, each individual occupant and an LED message board. Per Section 400.1922.1.o, it is stated no flashing, moving, oscillating or intermittent type of illuminated sign or display shall be permitted in any zoning district. Therefore, the Planning Commission shall determine how often the message can change so not to create a safety issue by distracting passing traffic. While the proposed signage includes the required identification by ordinance, a 4-foot height waiver, a 23.5 square foot area waiver, and to allow an LED message board is required. The applicant has indicated the proposed sign location will be located outside the road-right-of-way and will not be within the corner clearance.

The applicant has indicated the proposed sign location will be located outside the road-right-of-way and will not be within the corner clearance from either ingress/egress to the location.

Should the request be considered, the following waivers are required:

Request without LED Message Board (Option 1)

- A 4-foot height waiver
- A 23.5 square foot area waiver

Request with LED Message Board (Option 2)

- A 4-foot height waiver
- A 23.5 square foot area waiver
- An approval to allow an LED Message Board

Kincaid added the following shall be considered for inclusion in any motion to approve. All required permits shall be obtained from Bedford Township, the applicant shall continue to maintain the entire perimeter landscaped area of the base no less than two feet wide, growing,

and in healthy condition, the sign is to be located outside the road-right-of-way, and the sign is to be located outside both existing ingress/egress corner clearance

Mr. Ruiz-Vice-President-Eidi Properties- Mr. Ruiz stated option one is what they prefer but did not know if the Commission would look favorable on the size of the cabinet to display all the tenants within the building.

Garverick inquired if there was a safety issue with the proposed height. Kincaid stated the sign must be located outside the road-right-of-way and the corner clearance of both ingress/ egress to the site. Tienvieri discussed the grading and if there was any intent to leveling the ground area. Mr. Ruiz stated the sign would be installed from the existing highest point. Tienvieri was glad to hear that option one is their request as she is not in favor of LED message board signage. Jenkins spoke on the sign ordinance and the criteria to grant a sign waiver. Jenkins stated reducing the 36” of base that includes the Eidi Properties sign would bring the sign height closer to complying with the ordinance requirements. Mr. Ruiz advised this is the rendering that is used for other locations and feels it permits good representation for the size of the plaza and the number of tenants within the building. Zdybek agreed with Jenkins.

A lengthy discussion on the height of the sign, overall width of the sign, grade of the property, number of units and tenants within the building, location of the sign and visibility from Lewis Avenue ensued.

Steffen supported option one and was not in favor of approving an LED message board.

MOTION BY JENKINS, SUPPORTED BY STEFFEN, TO APPROVE THE REQUEST FOR A SIGN WAIVER FOR FIRECREEK PLAZA, LLC ON PARCEL NUMBER 5802-034-003-60, 7327 LEWIS AVENUE, TEMPERANCE, MI 48182, A 4-FOOT HEIGHT WAIVER AND A 23.5 SQUARE FOOT AREA WAIVER CONDITIONED UPON ALL REQUIRED PERMITS SHALL BE OBTAINED FROM BEDFORD TOWNSHIP, THE APPLICANT SHALL CONTINUE TO MAINTAIN THE ENTIRE PERIMETER LANDSCAPED AREA OF THE BASE NO LESS THAN TWO FEET WIDE, GROWING, AND IN HEALTHY CONDITION, THE SIGN IS TO BE LOCATED OUTSIDE THE ROAD-RIGHT-OF-WAY AND THE SIGN IS TO BE LOCATED OUTSIDE BOTH EXISTING INGRESS/EGRESS CORNER CLEARANCE.

Jenkins reiterated his objection to the proposed 36” base area was not the inclusion of “Eidi Properties” on the proposed sign, but that the additional 36” increases the height, and other waiver requests that have been before the Planning Commission are not meeting ordinance requirements to grant a sign waiver.

**Roll call as follows: Voting Aye: Jenkins, Steffen, Fritz, Garverick, Tienvieri and Angerer
Nay: Zdybek
Excused: None
Absent: None
Motion carried.**

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PUBLIC COMMENT – None.

INFORMATION – None

COMMISSION / STAFF COMMENT – None.

ADJOURNMENT – The meeting was duly adjourned at 7:41 p.m.

Respectfully submitted,

Jodie L. Rector, Recording Secretary